

DOCUMENT # 4956
ADOPTED 9/24/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF PARCEL SE-88 IN THE SOUTH END
URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Tenants Development Corporation has expressed and interest and submitted a satisfactory proposal for the development of Disposition Parcel SE-88 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tenants Development Corporation be and hereby is tentatively designated as Redeveloper of Parcel SE-88 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposition transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

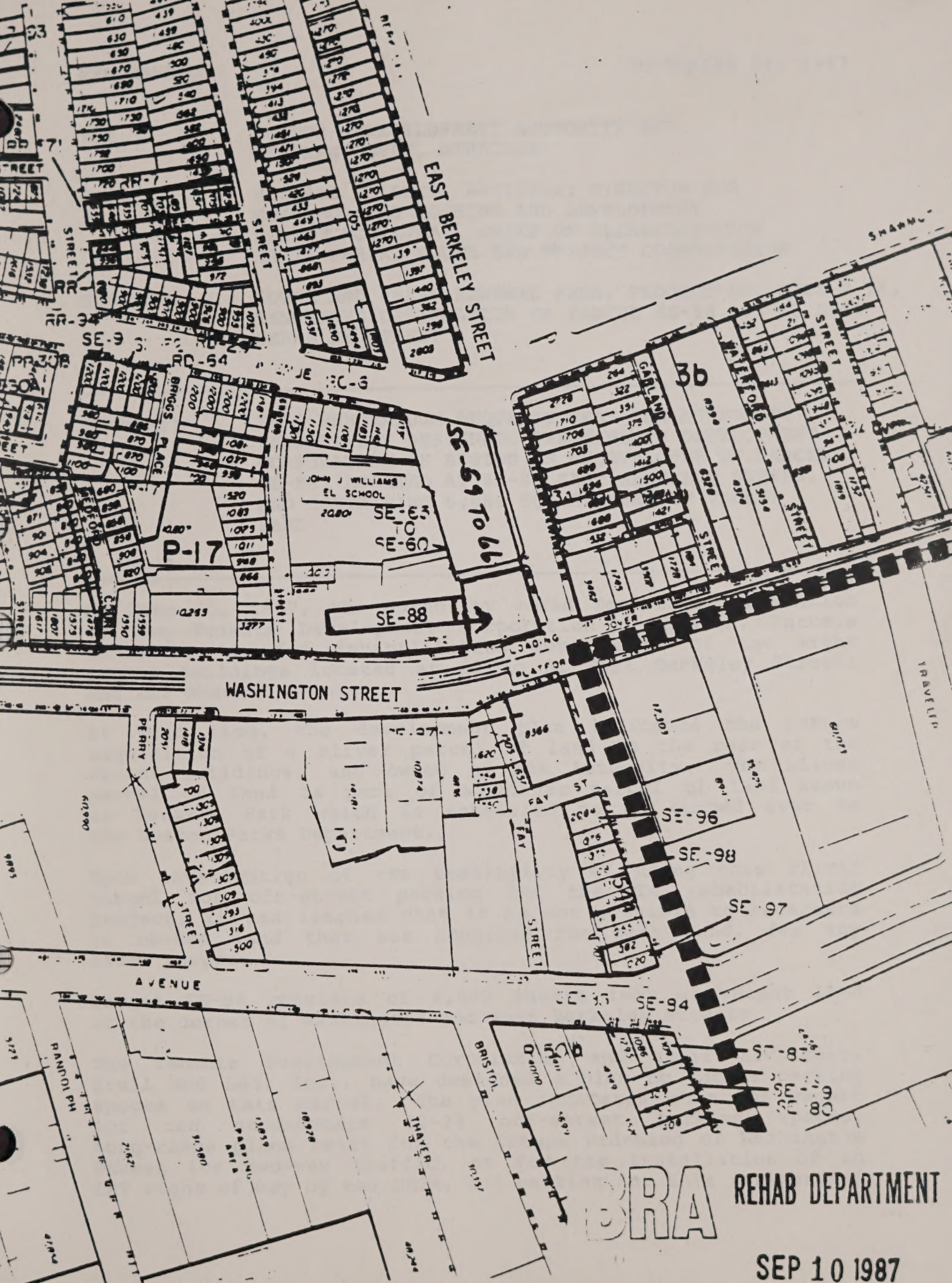
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers' Statement for Public Disclosure" (Federal Form H-6004).



BRA

REHAB DEPARTMENT

SEP 10 1987

MEMORANDUM

SEPTEMBER 24, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT MCGILVRAY, CHIEF OF REHABILITATION
MARIA FARIA, SOUTH END PROJECT COORDINATION

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56,
TENTATIVE DESIGNATION OF PARCEL SE-88, 83-85 EAST
BERKELEY STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY
TENTATIVELY DESIGNATE THE TENANTS DEVELOPMENT
CORPORATION OF BOSTON AS REDEVELOPER OF PARCEL
SE-88, LOCATED AT 83-85 EAST BERKELEY STREET,
AND CONTAINING 6,889 SQUARE FEET OF VACANT
LAND

On June 25, 1987, the Authority voted Tentative Designation to the Tenants Development Corporation of Boston, Parcels Se-59 to 66, for rehabilitation development of the eight vacant buildings located at 67 to 81 East Berkeley Street, and 212 Shawmut Avenue.

At that time, the development plan indicated the future acquisition of a sliver parcel of land to the rear of the vacant buildings, and owned by the Authority. The sliver parcel of land is part of a larger parcel of land known as Peter's Park which is scheduled to be turned over to the Boston Parks Department.

Upon investigation of the feasibility of using this sliver parcel for off-street parking for the TDC rehabilitation project, it was learned that it is not possible to recapture or re-use land that was acquired for park land, for any other purpose.

Parcel SE-88 consists of 6,889 square feet of vacant land at the corner of Washington and East Berkeley Streets.

The Tenants Development Corporation and their architect, Stull and Lee, Inc., have designed a plan to locate parking spaces on this parcel. The plan indicates that the vacant lot can accommodate 22-24 off-street parking spaces. Long-range plans exist for the future widening of Washington Street for two-way traffic, or for the installation of an LRV right of way by the MBTA, and parking for this residential

project may, in fact, be affected in the future. The developer has been made aware of these contingencies and has accepted them. The local community group is aware of the possible impact of these plans, but supports the tentative designation to supply off-street parking.

It is therefore recommended that the Authority tentatively designate the Tenants Development Corporation of Boston as the redeveloper of Parcel SE-88, 83-85 East Berkeley Street in the South End Urban Renewal Area, for off-street parking purposes for the 35-unit rehabilitation development at Parcels SE-59-66.

An appropriate vote follows:

